

## 378 Regal Park NE Calgary, Alberta

MLS # A2272041



# \$440,000

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus          |               |                   |
| <b>Style:</b>    | 2 Storey                       |               |                   |
| <b>Size:</b>     | 1,381 sq.ft.                   | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                   |
| <b>Lot Size:</b> | -                              |               |                   |
| <b>Lot Feat:</b> | See Remarks                    |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 563 |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, See Remarks    |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | none |
|--------------------|------|

Don't compromise on space or location—this affordable, move-in ready townhome offers the best of both! Nestled in the vibrant community of Renfrew, you'll enjoy easy access to all levels of schools, public transit, shopping, parks, playgrounds, and the local rec centre—everything you need is just steps away. This bright and welcoming home features a double tandem garage with additional visitor parking, ideal for urban living. The main floor boasts a spacious kitchen with main floor laundry neatly tucked away, a convenient 2-piece bathroom, and newer laminate flooring throughout. The open-concept living and dining area includes a cozy gas fireplace and leads out to a large, sunny patio—perfect for morning coffee or evening relaxation. Upstairs, you'll find two generous bedrooms, a 4-piece bathroom, and a versatile den/home office. Enjoy comfort year-round with central air conditioning, and take advantage of the well-managed, pet-friendly complex featuring mature trees, green spaces, and a true sense of community. Whether you're a first-time buyer, downsizer, or investor, this townhome offers exceptional value in a sought-after inner-city location.